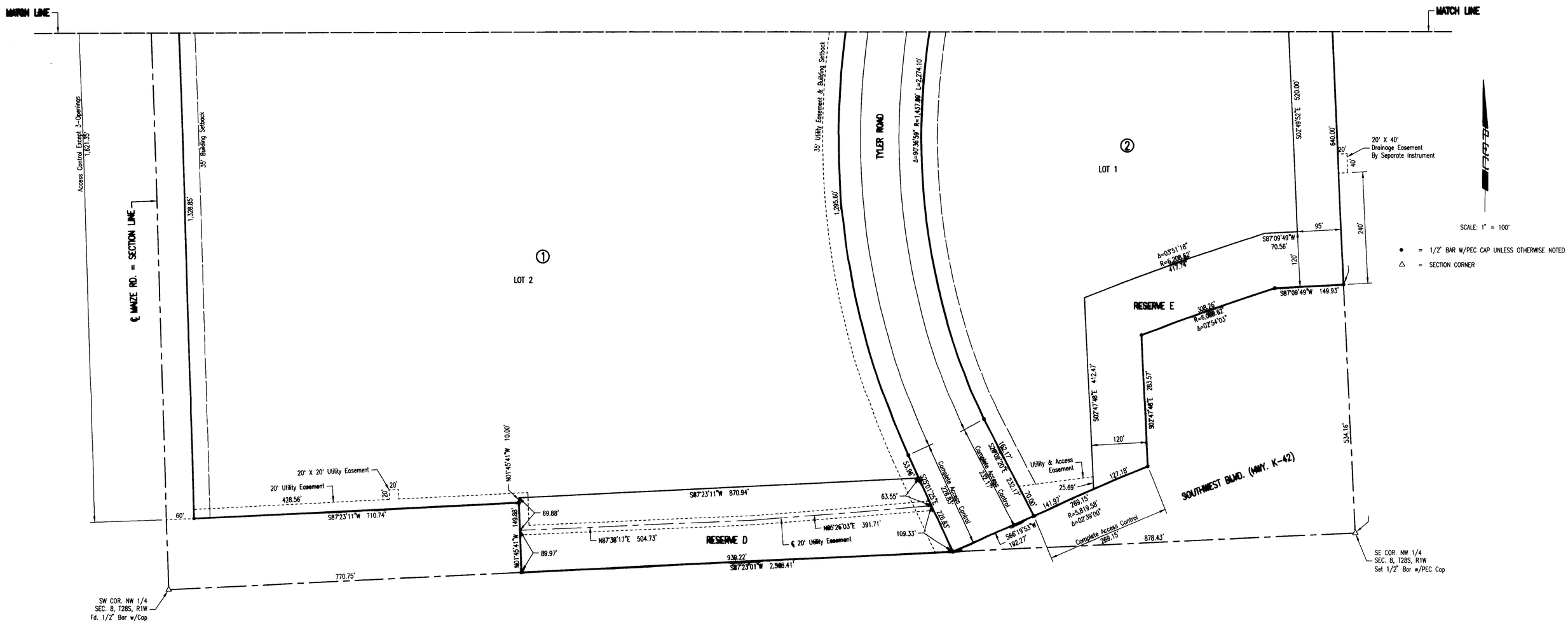
SUB 2009-43

FILE COPY

SKYWAY INDUSTRIAL PARK 2ND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 29th DAY OF October, 2009, WE HAVE SURVEYED AND PLATTED SKYWAY INDUSTRIAL PARK 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 1, 2, 3, 4, 5 AND 6, BLOCK A; LOT 1, BLOCK B; LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK C; LOTS 1 AND 2, BLOCK D; LOT 1, BLOCK E; LOTS 1, 2, 3, 4, 5 AND 6, BLOCK F; AND RESERVES A, B, C, D AND E, ALL IN SKYWAY INDUSTRIAL PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

PARCEL 2:
LOT 1, AND THE NORTH 300 FEET OF LOT 2, BLOCK 1, DUGAN INDUSTRIAL THIRD ADDITION, SEDGWICK COUNTY, KANSAS.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM MAIZE RD. OVER AND ACROSS THE WEST PROPERTY LINE, TO AND FROM 31ST ST. S. OVER AND ACROSS THE NORTH PROPERTY LINE AND TO AND FROM TYLER RD. AND K-42 IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO MAIZE RD. AT THREE LOCATIONS, ACCESS TO 31ST ST. S. AT TWO LOCATIONS, AND ACCESS TO EACH SIDE OF TYLER RD. AT THREE LOCATIONS AS SHOWN. THERE SHALL BE COMPLETE ACCESS CONTROL ALONG K-42. THE LOCATION OF ALL ACCESS OPENINGS SHALL BE IN ACCORDANCE WITH MINIMUM SPACING REQUIREMENTS OF THE WICHITA/SEDGWICK COUNTY ACCESS MANAGEMENT STANDARDS.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

RESERVES "A", "D" AND "E" ARE FOR DETENTION, DRAINAGE, LANDSCAPING AND UTILITIES CONFINED TO EASEMENTS. RESERVES "B" AND "C" ARE FOR LANDSCAPING AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" THRU "E" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN SKYWAY INDUSTRIAL PARK 2ND.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND RESERVES, THE SAME TO BE KNOWN AS SKYWAY INDUSTRIAL PARK 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:
THE CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION

_____, MAYOR
CARL BREWER

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2009, BY CARL BREWER, MAYOR

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2009.

_____, MAYOR
CARL BREWER

_____, CITY CLERK
KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2009.

_____, COUNTY CLERK
KELLY B. ARNOLD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ .M., ON THE _____ DAY OF _____, 2009.

_____, REGISTER OF DEEDS
BILL WEEK

_____, DEPUTY
TONYA BUCKINGHAM

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS PLAT OF SKYWAY INDUSTRIAL PARK 2ND HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2009.
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIR
DARRELL DOWNING

_____, SECRETARY
JOHN L. SCHLEGEL

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2009.

_____
TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

Saved 10-07-2009 1:55:12 PM by AEE
Plot Scale 1:100 10-07-2009 1:55:41 PM by AEE
Q:\2009\09162\09162 FINAL PLAT 2 OF 2

SKYWAY INDUSTRIAL PARK 2ND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

10-8-09
SUB 2009-43

FILE COPY

SCALE: 1" = 100'

● = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED

△ = SECTION CORNER

NW COR. NW 1/4
SEC. 8, T28S, R1W
Fd. 1/2" Bar w/Cap

NE COR. NW 1/4
SEC. 8, T28S, R1W
Fd. 1-1/2" Iron Pipe

℄ 31ST ST. S. = SECTION LINE

N87°35'50"E 2,539.15'

Complete Access Control 200.00'

Access Control Except 2-Openings 1,888.27'

Complete Access Control 600.00'

10' Street Dedication

N87°35'50"E 2,229.60'

929.60'

700.60'

600.00'

35' Building Setback

RESERVE A

RESERVE B

N87°35'50"E 600.00'

20' Utility Easement

N87°35'50"E 363.24'

143.24'

S63°20'28"E 318.00'

35' Utility Easement

503.56'

RES. C

LOT 1

LOT 3

LOT 2

LOT 1

N01°45'41"W 794.69'

589.03'

100.00'
N87°35'50"E

227.50'

N87°40'00"E 947.09'

65.00'

986.95

N87°40'00"E 1,549.87'

562.92'

℄ MAIZE RD. = SECTION LINE

N01°45'41"W 2,641.18'

N01°45'41"W 2,180.37'

MATCH LINE

N29°27'33"E 836.09'

N29°27'33"E 906.66'

35' Utility Easement & Building Setback

830.75'

TYLER ROAD

1,336.48'

L=2,628.91'
R=1,817.89'

2,639.91'
Access Control
Except 3-Openings

2,271.10'
Access Control
Except 3-Openings

35' Building Setback

20' X 20' Utility Easement

989.96'

2,037.27'
S02°49'52"E 2,631.44'

S87°09'49"W
95.00'

MATCH LINE

BENCHMARKS ● BM

BM #50

A CITY OF WICHITA BRASS DISC LOCATED 50.0 FEET SE. OF THE N 1/4 CORNER OF SECTION 8, T28S, R1W.

ELEV. 1318.06 NAVD 88

BM #51

A CHISELED SQUARE ON THE SOUTHWEST END OF A CONCRETE CULVERT LOCATED ON THE NORTH SIDE OF 31ST S. AND OLD TYLER RD.

ELEV. 1313.31 NAVD 88

BM #52

A CHISELED SQUARE ON THE CENTER SOUTH CONCRETE HEADWALL OF A RCB LOCATED 335 FEET WEST MAIZE RD. ON THE SOUTH SIDE OF 31ST ST. SOUTH

ELEV. 1331.82 NAVD 88

MINIMUM PAD ELEVATIONS:

LOT 1, BLOCK 1- 1326.6 (NAVD 88)
LOT 2, BLOCK 1- 1329.7 (NAVD 88)
LOT 3, BLOCK 1- 1329.7 (NAVD 88)
LOT 1, BLOCK 2- 1327.3 (NAVD 88)

G:\2009\09162\09162 FINAL PLAT 1 OF 2